



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PAID

JUN 27 2013

OFFICE USE ONLY

Application Number: #13310-00000-00455

Date Received: 27 JUN 2013

Commission/Civic: FAR EAST AC

Existing Zoning: PUD-8

Application Accepted by: JF

Fee: \$ 315-

Comments: _____

BUILDING & ZONING SERVICES

TYPE(S) OF ACTION REQUESTED

(Check all that apply)



Variance



Special Permit

Indicate what the proposal is and list applicable code sections.

3311.09 - to vary a PUD setbacks; to allow a deck

LOCATION

1. Certified Address Number and Street Name

414 Benedetti Avenue

City

Columbus

State

Ohio

Zip

43213

Parcel Number (only one required)

520-286925

APPLICANT: (IF DIFFERENT FROM OWNER)

Name

n/a

Address

City/State

Zip

Phone #

Fax #

Email

PROPERTY OWNER(S):

Name

Matthias C Held and Donna M Held

Address

414 Benedetti Ave

City/State

Cols/OH

Zip

43213

Phone #

614 626 0503

Fax #

Email

heldmd@yahoo.com

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)



Attorney



Agent

Name

n/a

Address

City/State

Zip

Phone #

Fax #

Email:

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE

PROPERTY OWNER SIGNATURE

ATTORNEY / AGENT SIGNATURE

Matthias C Held Donna M Held

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00000-00455
414 BENEDETTI AVENUE

One Stop Shop Zoning Report Date: Tue Jul 9 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 414 BENEDETTI AVE COLUMBUS, OH

Mailing Address: 2375 N GLENVILLE DR
2375 N GLENVILLE DR

Owner: HELD MATTHIAS C HELD DONN

Parcel Number: 520286925

ZONING INFORMATION

Zoning: Z04-032, Multi-family, PUD8
effective 4/27/2005, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Far East Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: 60

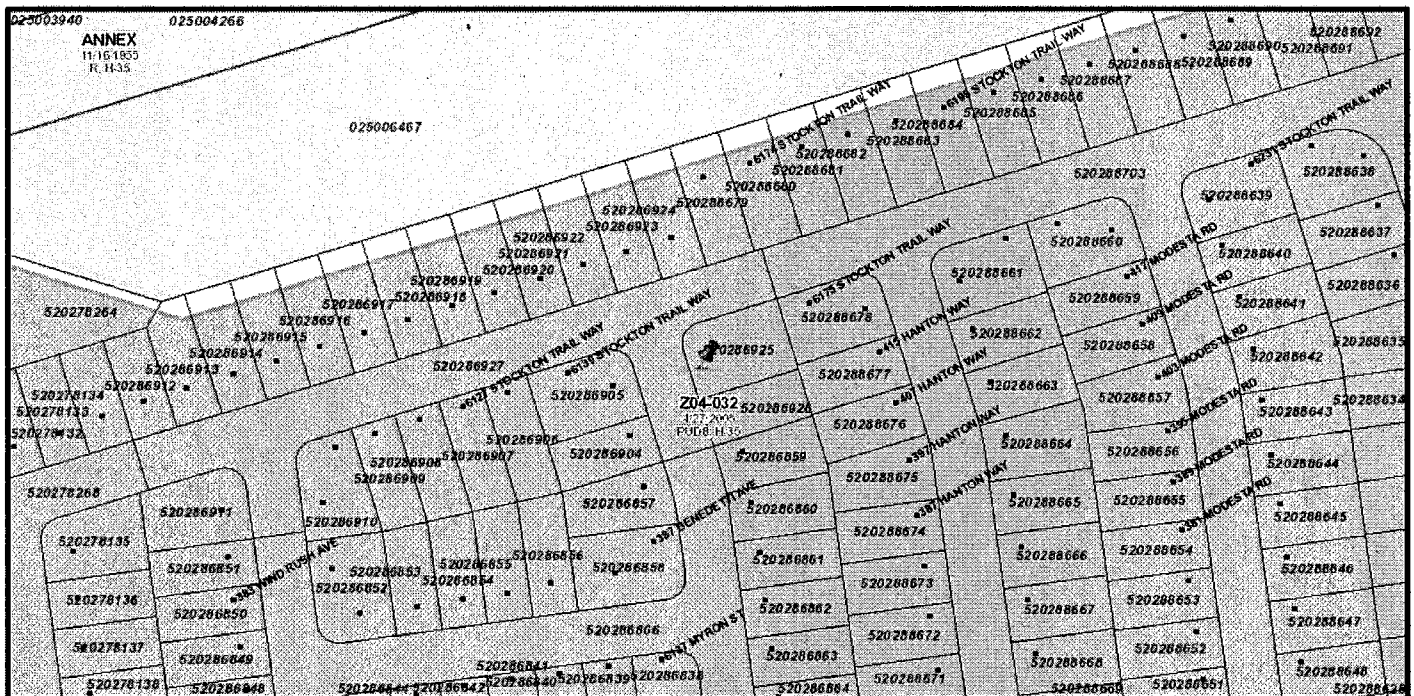
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

13310-00000-00455
414 BENEDETTI AVENUE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donna M Held
of (1) MAILING ADDRESS 414 Benedetti Avenue Columbus, Ohio 43213
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Matthias C Held
Donna M Held
414 Benedetti Avenue
Columbus, Ohio 43213
Matthias C Held # 614.937.4927
Donna M Held # 614.378.3270

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) The Far East Area Commission
Zoning Chair: Larry Marshall
2500 Park Crescent Drive Cols. OH 43032

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

see attachment #2

☒ (7) Check here if listing additional property owners on a separate page. Attachment #2

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 24 day of June, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Jessica Stincer
2/24/2016



Jessica Stincer
Notary Public - State of Ohio
My Commission Expires
February 24, 2016

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Attachment #1

We are petitioning the The Far East Area Commission to grant access to an additional 8 feet from our rear property setback line for the purpose of completing a deck. When we designed the deck and obtained our HOA approval we were unaware of the requirement to maintain 20 feet from our rear property line. This requirement was made aware to us when we attempted to obtain our building permit. Our design maintains the PU easement. Within our neighborhood, Lakes of Waterford Park, there a multitude of homes out of compliance with the 20 foot minimum rear yard setback development standard. Again, we are requesting approval to build on additional 8 feet of our rear property for the purpose of completing our deck project.

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414 BENEDETTI AVENUE



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 6/21/13

13310-00000-00455
414 BENEDETTI AVENUE



Disclaimer

Scale = 30



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

Pomeroy & Associates

Consulting Engineers & Surveyors

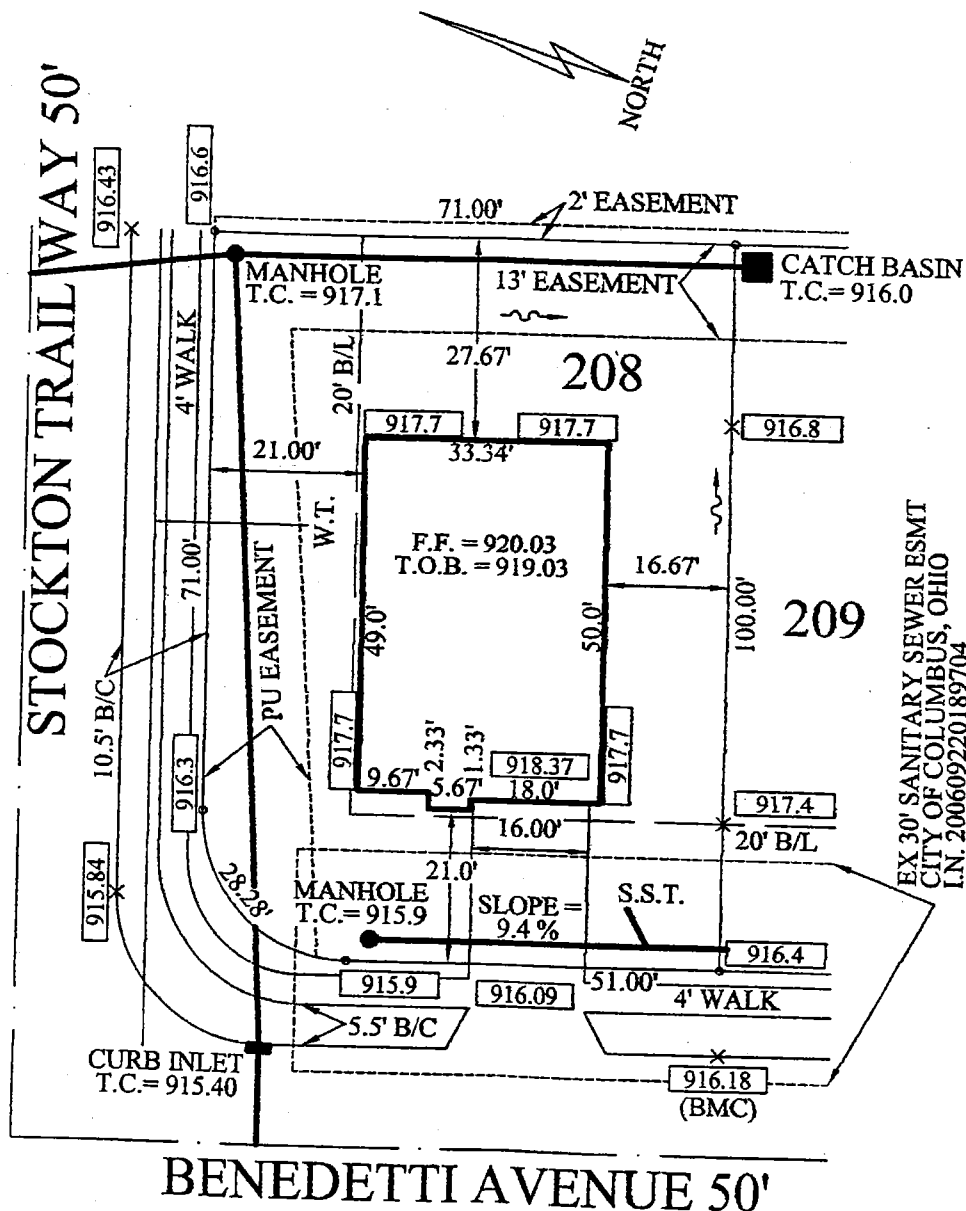
599 Scherers Court • Worthington, Ohio 43085
Phone (614) 885-2488 • Fax (614) 885-2886

13310-00000-00455
414 BENEDETTI AVENUE

	C/O
▲	
▲	
▲	
▲	
▲	

ORDER NO. _____

FOR M/I HOMES OF CENTRAL OHIO, L.L.C. HOUSE STYLE PARKSIDE
LOT/SUBDIVISION 208 LAKES AT TAYLOR STATION SEC. 2 PART 3 CITY OF COLUMBUS
SCALE 1" = 20' PB. 112 PG. 20 DATE 7-10-09 DRN. TLP CK. _____ CO. OF FRANKLIN
FLOOD ZONE X COMM. PANEL 39049C PAGE 0352-K DATE 6/17/08
MINIMUMS R. 20' LOT COVERAGE 29.3 %
S. 3'



LOT CALCULATION INFORMATION IS
FOR ESTIMATE PURPOSES ONLY
AND SHOULD BE VERIFIED BY
THE CONTRACTOR OR BUILDER.

SQUARE FOOTAGE DATA

LOT	7014.0	APPROACH	169.0
HOUSE	1664.0	WALK	621.0
DRIVE	389.0	SOD COV.	6269.0

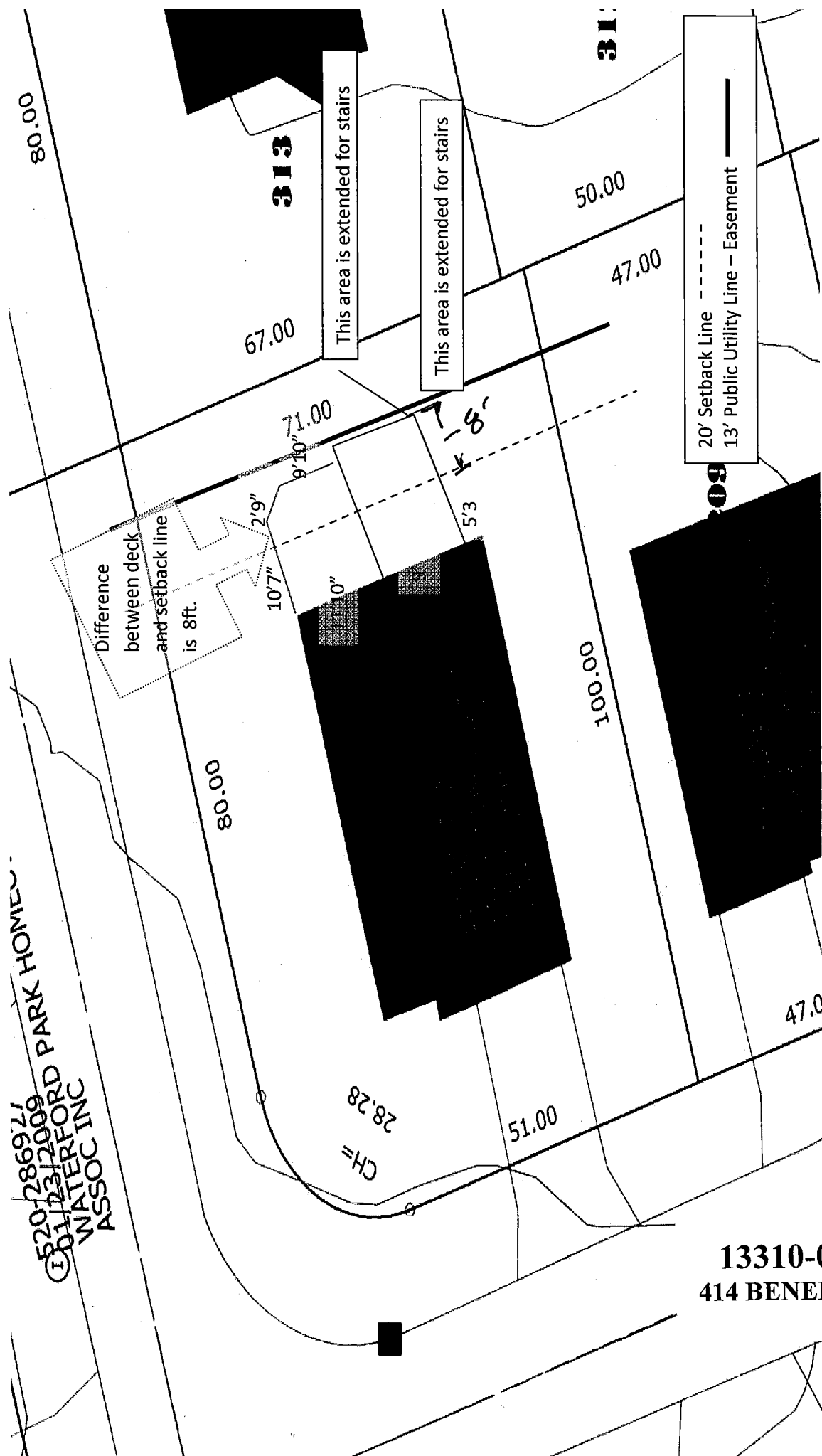
PLOT PLAN

We hereby certify that the foregoing PLOT PLAN was prepared from information provided by the Client and data obtained from Engineered Subdivision Plan. This Plot Plan is to be used by the Client for the sole purpose of obtaining a building permit. The use of the Plot Plan for any other purpose is strictly prohibited.

By *Steven J. Hoy*

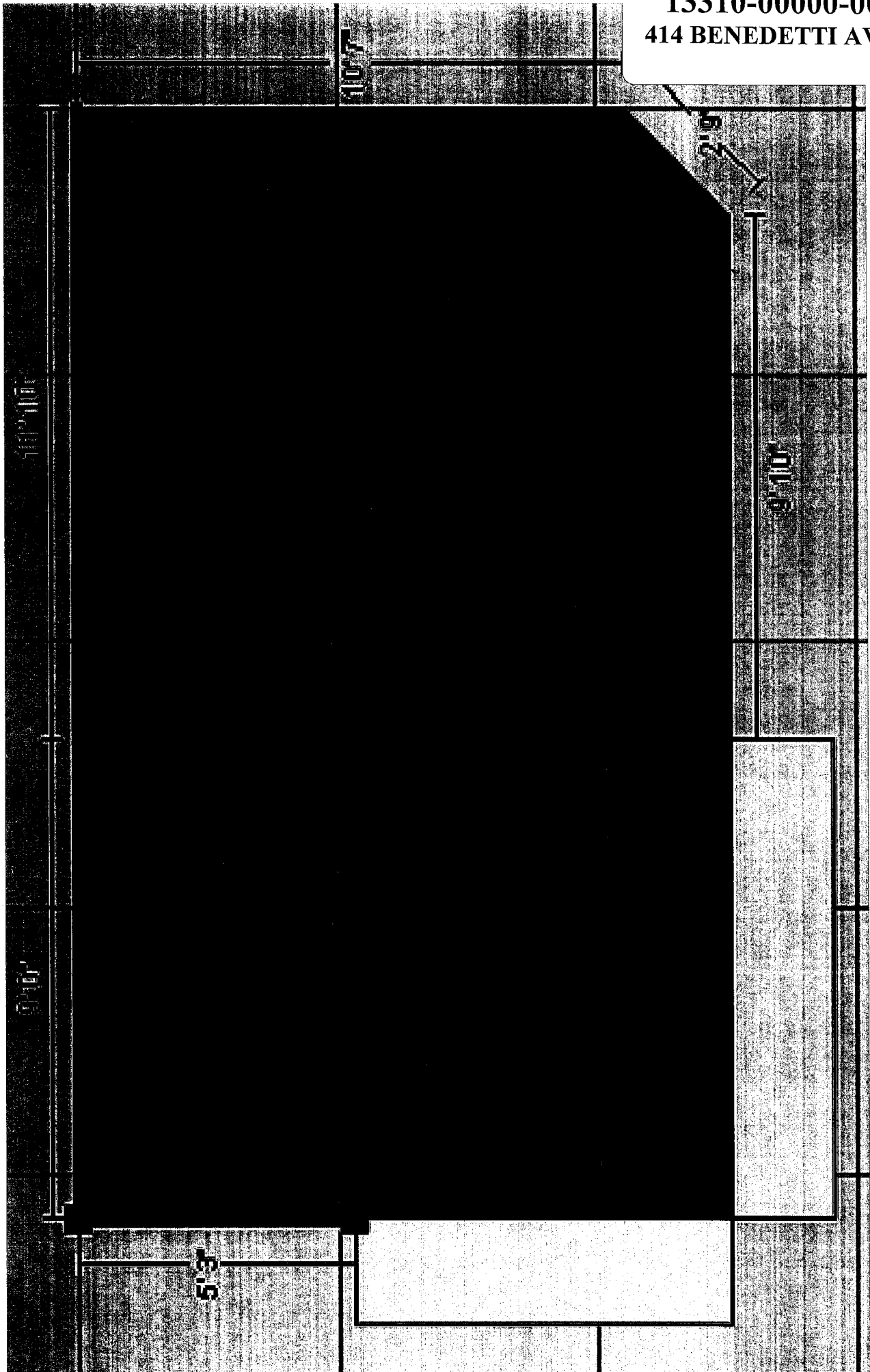


5207286921
10112312009
WATERFORD PARK HOMES
ASSOC INC



13310-00000-00455
414 BENEDETTI AVENUE

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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # **13310-00000-00455**
414 BENEDETTI AVENUE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donna M Held
of (COMPLETE ADDRESS) 414 Benedetti Ave, Columbus, OH 43213

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>Donna M Held</u>	<u>414 Benedetti Avenue, Columbus, OH 43213</u>
<u>Matthias C Held</u>	<u>414 Benedetti Avenue, Columbus, OH 43213</u>

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 24 day of June, in the year 2013

SIGNATURE OF NOTARY PUBLIC

[Signature]
2/24/2016

My Commission Expires:

Notary Seal Here



Jessica Stincer
Notary Public-State of Ohio
My Commission Expires
February 24, 2016

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